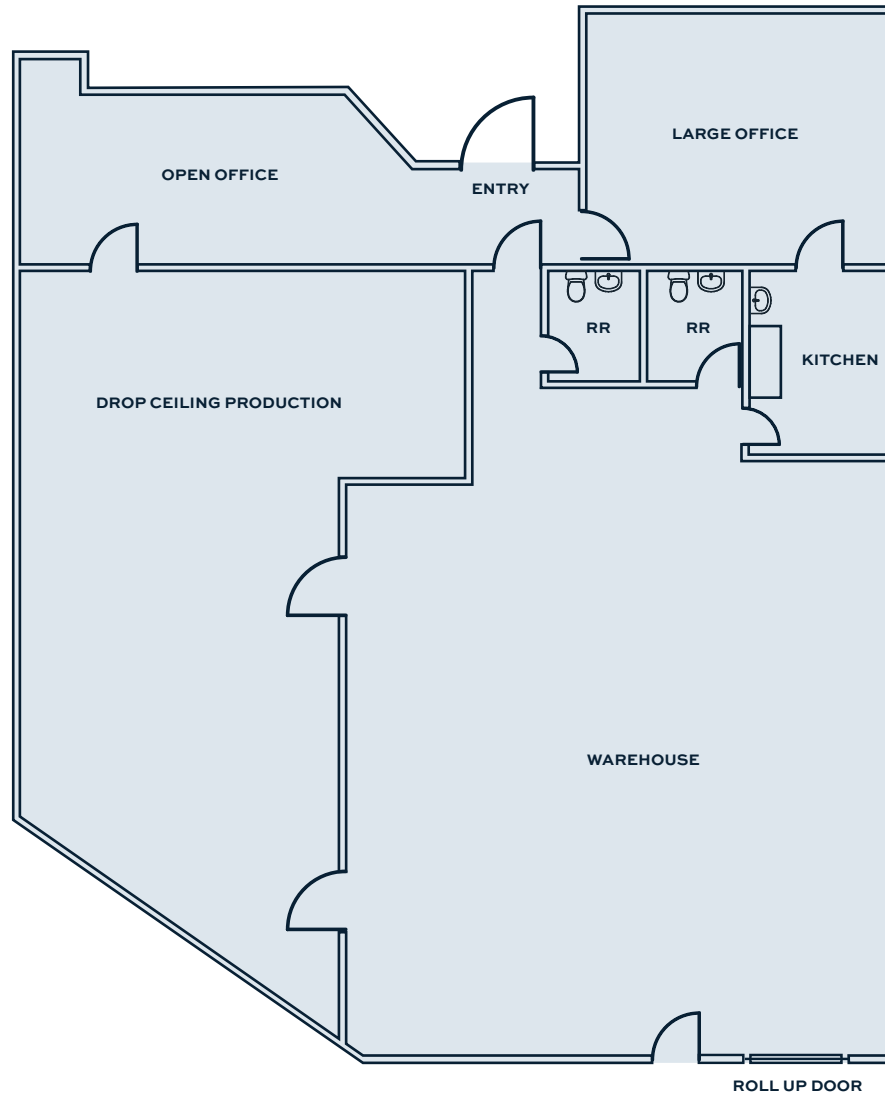


11407 WEST BERNARDO COURT

FOR LEASE

AVAILABLE SPACE



Floorplans not to scale, for reference only.

PROPERTY HIGHLIGHTS



SIZE
±4,575 SF single story industrial / flex Space



LAYOUT
Open and flexible



BUILD
20% office / 20% production / 60% warehouse



PARKING
Ample



EASY ACCESS
To the I-15 Freeway



CEILING HEIGHTS
13-16' Warehouse ceilings



INTERIOR
New improvements



LOADING
1 - 10 x 12' Grade Level roll up truck door



POWER
400 Amps @ 277-480v 3p 4w

LEASE RATE: \$1.75/SF + NNN (\$.41/SF)



11407 W
BERNARDO
COURT

W BERNARDO CT



11407 W
BERNARDO
COURT

RANCHO BERNARDO



161,650

POPULATION
(5 MILE RADIUS)



\$152,920

AVERAGE HH INCOME
(5 MILE RADIUS)



57,044

EMPLOYEES
(5 MILE RADIUS)

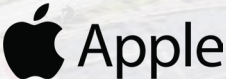
Rancho Bernardo's central location and accessibility to several arterial freeways, including Interstate 15, provide relatively easy commutes for residents from across San Diego, not to mention distribution routes through the region, both to the coast and Inland Empire. Its proximity to—and discount to—neighboring employment nodes in the UC San Diego area (UTC and Torrey Pines) and Sorrento Mesa make the submarket an attractive alternative for tenants who might be priced out of those areas. One-quarter of Rancho Bernardo residents hold a graduate degree, many with a STEM degree according to census data, and median annual household incomes are above \$100,000.

Rancho Bernardo is considered one of the foremost technology and innovation hubs in San Diego County. This region benefits from proximity to a skilled workforce, quality schools, and residential communities with families residing in nearby suburban areas like Carmel Mountain, 4S Ranch, and Poway. Some of the notable major tenants in the area include a wide array of tech and defense companies such as Apple, Grifols, Sony, Teradata, and Northrop Grumman among others.

CORPORATE NEIGHBORS

MONTADURA BUSINESS PARK

11407 WEST BERNARDO COURT
SAN DIEGO, CA 92127



APPLE RECENTLY PURCHASED THE 67.5 ACRE
RANCHO VISTA CORPORATE CENTER JUST ONE
MILE FROM **MONTADURA BUSINESS PARK**.

AREA AMENITIES

- Ralph's Grocery
- CVS
- World Market
- Bed Bath & Beyond
- Karl Strauss Brewing Co.
- Miguel's Cocina
- Wendy's
- Jamba Juice

- Subway
- Carl's Jr
- Flippin Pizza
- Greenspot Salad Co.

- Target
- Sprouts Farmers Market
- Chick-fil-A
- Starbucks
- Board & Brew
- Swami's Cafe
- Orangetheory Fitness

- The Cork & Craft

- Phil's BBQ

- Sushi Kami

- | | |
|--------------------|-------------------|
| • FedEx | • CVS |
| • Olieh Korean BBQ | • UPS Store |
| • U.S. Post Office | • IHOP |
| • Vons | • Jack In The Box |
| • Peet's Coffee | • Carl's Jr |
| • Denny's | • Starbuck's |
| • The Kebab Shop | • Rubio's |
| • Chuz Fitness | • McDonald's |

MONTADURA BUSINESS PARK

11407 WEST BERNARDO COURT
SAN DIEGO, CA 92127

±4,575 SF OFFICE / FLEX BUILDING

11407 WEST BERNARDO COURT

FOR LEASE

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES